

Summary of a Meeting  
Committee on Zoning  
Meeting of December 6, 2018  
To be reported out December 12, 2018

2018 DEC 11 PM 1:14  
CITY OF CHICAGO  
OFFICE OF THE CLERK  
JARE

**NO.A-8430 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8380**

**Common Address** 3940-3942 S Indiana Avenue  
**Applicant** Alderman Pat Dowell  
**Change Request** RM5 Residential Multi Unit District to POS-2 Parks and Open Space District

**NO.A-8434 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8394**

**PASS AS AMENDED**

**Common Address** 2001 W Lake St  
**Applicant** Alderman Walter Burnett  
**Change Request** C1-2 Neighborhood Commercial District to a T Transportation District

**NO.A-8437 (34<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8411**

**Common Address** 10857 S Halsted St  
**Applicant** Alderman Carrie Austin  
**Change Request** B3-1 Community Shopping District to RS3 Single Unit (Detached House) District

**NO. 19830-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8017**

**Common Address:** 1749 W Chicago Ave  
**Applicant:** SU Chaplin, Chicago LLC  
**Owner:** SU Chaplin, Chicago LLC  
**Attorney:** Bernard Citron  
**Change Request:** B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** A 52.0 foot mixed-use building with five residential units on the upper floors and one sixth residential unit on the ground floor as well as a 1,337 square foot commercial/retail space on the ground floor. The proposed development will have three parking spaces. Applicant will seek variations to permit the proposed 52.0 foot building height and for the reduction of one parking space.

**NO. 19843-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8044**

**Common Address:** 1907 W Ohio Street  
**Applicant:** 1907 Ohio LLC  
**Owner:** 1907 Ohio LLC  
**Attorney:** Ximena Castro  
**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** This subject property contains 2,280 sq.ft, and is improved with a single family home. The Applicant proposes to rezone the property to demolish the existing building and construct a three-story residential building with two residential dwelling units and detached two car garage. The proposed height of the building will be 42 feet 2 inches

**NO. 19853 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8056**

AMENDED TO TYPE 1

**Common Address:** 1516 W Ohio St

**Applicant:** 1516 OHIO LLC

**Owner:** 1516 OHIO LLC

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** B3-1 Community Shopping District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing building and build a new 4 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height 44'-H"

**NO. 19856 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8073**

AMENDED TO TYPE 1

**Common Address:** 2449 W Haddon Ave

**Applicant:** 2449 W Haddon LLC

**Owner:** Sandra Kay Hampton

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** RM4.5 Residential Multi-Unit District 4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District Residential Multi-Unit District

**Purpose:** To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height 38'

**NO. 19860 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8083**

**Common Address:** 1949 W Roce Ave

**Applicant:** Brian and Jessica Berumen

**Owner:** Brian and Jessica Berumen

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The applicants are seeking to raze the existing building and to improve the property with a new three story single family residence

**NO. 19728 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #02018-5980**

PASS AS AMENDED TO TYPE 1

**Common Address:** 1425 West Walton Street

**Applicant:** 1425 W Walton LLC

**Owner:** Marlin Hernandez and Luis Hernandez

**Attorney:** Law Office of Mark J. Kupiec & Assoc

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height; 37 feet 9 inches

**NO. 19841 (5<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8042**

**Common Address:** 2226 East 71<sup>st</sup> Street

**Applicant:** Ro'oof Saleem

**Owner:** Ro'oof Saleem

**Attorney:**

**Change Request:** 81-3 Neighborhood Shopping District to 83-3 Community Shopping District

**Purpose:** The existing one story 2500 sq.ft. will become a small venue entertainment, performance theatre, meeting room, and banquet hall. No addition and no dwelling units. Off-street parking will be provided via a ZBA special use.

**NO. 19835 (8<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8022**

**Common Address:** 7934 S South Chicago Ave

**Applicant:** 7934 S Chicago LLC

**Owner:** 7934 S Chicago LLC

**Attorney:** Thomas Moore

**Change Request:** M1-2 Limited Manufacturing District to M3-2 Heavy Industry District

**Purpose:** The applicant will repurpose the building, 34.0' in height with approximately 44,353 sq. ft. of commercial space with 5 outdoor parking spaces, with 2 businesses housed under one roof All Construction Services, LLC will function as a construction and demolition debris sorting facility with full-sized truck scale under a Class V Recycling special use permit. Superior Windows and Doors, LLC will have an office space and warehouse showroom for the wholesale business. Office and conference space is planned for the mezzanine and second floor of the westernmost and easternmost wings of the building. There are no planned residential units. The applicant will seek relief for parking, if needed

**NO. 19837-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8026**

**Common Address:** 3200-3212 S Shields Ave, 335-345 W 32nd St and 3201-3213 S Stewart Ave

**Applicant:** M DiFoggio Investments LLC

**Owner:** M DiFoggio Investments LLC

**Attorney:** Richard Toth, Mora Georges

**Change Request:** M1-2 Limited Manufacturing District to RM5 Residential Multi Unit District

**Purpose:** To allow a residential townhouse development with 12 dwelling units and 24 parking spaces. No commercial space. Approximately 31'-4" high building (zoning height).

**NO. 19851 (11<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8054**

**Common Address:** 3113 S Morgan St

**Applicant:** LaFave Enterprises, LLC

**Owner:** Emil Hageline

**Attorney:** Bridget O'Keefe

**Change Request:** B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

**Purpose:** The property is proposed to be used as a 1,684 s.f. veterinary clinic, which will be located in a 1,300 s.f. existing building with a proposed 384 s. f. new addition. Five parking spaces will be provided. There are no dwelling units. The height of the existing building is 12'4". The height of the addition is 18'8"

**NO. 19845 (12<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8046**

Common Address: 2817-19 W 25<sup>th</sup> St

**Applicant:** Cloud Property Management  
**Owner:** Cloud Property Management  
**Attorney:** Rolando Acosta  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5 Residential Multi Unit District  
**Purpose:** The subject property is currently improved with a three dwelling unit residential building and two parking spaces. The Applicant proposes rezone the property to convert from a three dwelling unit residential building to a four dwelling unit residential building. The existing two parking spaces will remain and there will be no additional parking.

**NO. 19861-T1 (12<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8104**

SUBSTITUTE NARRATIVE & PLANS

Common Address: 3211-3213 S Archer Ave

**Applicant:** Jimmy Hsu  
**Owner:** Jimmy Hsu  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** 82-5 Neighborhood Mixed Use District to 82-5 Neighborhood Mixed Use District  
**Purpose:** The Applicant is seeking to amend the previously approved Type 1 Zoning Change Application (No. 19502T1), in order to permit the construction of a new four-story (with basement) old residential building, pursuant to a modified set of architectural plans. The new proposed building will contain a total of thirty-four (34) dwelling units, between the 1<sup>st</sup> thru 4<sup>th</sup> Floors. There will be onsite parking for twenty-four (24) vehicles, located within the basement (Lower Level) of the new proposed building, with surface parking for an additional four (4) vehicles located at the rear of the building - for a total of twenty-eight (28) off-street vehicular parking spaces. The new proposed building will be masonry in construction and will measure 44 feet-6 inches in height.

**NO. 19855 (12<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8058**

Common Address: 3301-03 S Ashland Ave

**Applicant:** United Developments and Investments II LLC  
**Owner:** 3301Ashland LLC  
**Attorney:** Law Office of Mork J Kupiec  
**Change Request:** RS3 Single Unit (Detached House) District to C1-1 Neighborhood Commercial District  
**Purpose:** To demolish the existing building and build a new one story, commercial building with approximately 5,000 square feet of commercial retail / office space: 5 parking spaces height: 14 feet

**NO. 19848 (14<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8050**

Common Address: 5200-5204 S Mobile Ave

**Applicant:** Felix Baheno  
**Owner:** Felix Boheno  
**Attorney:** William Banks, Schoin Banks  
**Change Request:** RS2 Single-Unit (Detached House) District to RS3 Single Unit (Detached House) District  
**Purpose:** To allow for the division of one zoning lot into two separate zoning lots. The existing single family home at 5200 South Mobile Avenue will remain. The home is 24 feet and contains a two car garage; the proposed single family home will be erected at 5204 South Mobile Avenue and will contain a three car garage.

**NO. 19844 (24<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8045**

Common Address: 2111-13 S Hamlin Ave

**Applicant:** Firehouse Community Arts Center  
**Owner:** Firehouse Community Arts Center  
**Attorney:** Rolando Acosta  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District  
**Purpose:** The subject property is currently improved with a two-story building used as a community center with no on-site parking. The Applicant proposes to rezone the property to authorize the use of a portion of the existing building for a catering kitchen, with no additional parking.

**NO. 19836-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8023**

Common Address: 3300 S Bell Ave

**Applicant:** Cloud Property Management  
**Owner:** Cloud Property Management  
**Attorney:** Thomas Moore  
**Change Request:** RS3 Single Unit (Detached House) District to RMS Residential Multi Unit District  
**Purpose:** After rezoning, The building will remain a 2-story, 4 dwelling unit residence 25.0' in height with two parking spaces abutting the rear public access alley. The proposed changes include: the two first floor dwelling units will be duplexed with a finished basement space; an existing enclosed porch will be converted into bathroom and utility closet space on the first and second floors; the rear first floor unit will increase floor 1 to 2 bedrooms; the front second floor unit will increase from 2 to 3 bedrooms

**NO. 19857 (25<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8077**

Common Address: 216 W 22<sup>nd</sup> Place

Applicant: Kam Fung Limited

Owner: Gee How Oak Tin Association

Attorney: Law Office of Mark J Kupiec

Change Request: RM-6.5 Residential Multi-Unit District to B3-5 Community Shopping District

Purpose: To obtain a new business license for the existing restaurant located on the ground floor of the existing mixed-use building (approximately 2,200 SF of commercial space); the existing 5 dwelling units will remain on upper floors with no change; no existing parking; existing 3 story, existing height - no change proposed

**NO. 19694 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT #02018-4966**

PASS AS REVISED

Common Address: 1044-1052 W Van Buren St

Applicant: Tandem Partners LLC

Owner: See application for list of owners

Attorney: Katrina McGuire c/o Thompson Coburn LLP

Change Request: DS-3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: A proposed development of a 21-story, 231' tall mixed use building with 201 residential dwelling units and ground floor retail space, and 73 parking spaces, located within 663' from the CTA Halsted Street Blue Line entrance.

**NO. 19695 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT #02018-4967**

PASS AS REVISED

Common Address: 1115-1143 W Van Buren ST

Applicant: Tandem Partners LLC

Owner: Chicago Auto Center LTD

Attorney: Katrina McGuire c/o Thompson Coburn LLP

Change Request: DS-3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: Proposed development of a 24-story, 258' tall mixed use building with 210 residential dwelling units and ground floor retail, with 7 parking spaces and located 410' from the CTA Racine Blue Line Station entrance. The existing office building and parking spaces located at 1133-43 W Van Buren will remain.

**NO. 19849 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8051**

Common Address: 1509-13 N Kedvale Ave; 4115-25 W Pierce Ave

Applicant: Carlos Garcia

Owner: Carlos Garcia

Attorney: Tyler Manic

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: After rezoning, the lot at 4115-19 W Pierce Avenue will be zoned RT-4 and will remain a 2 story residential building with 3 dwelling units and 3 parking spaces. It will remain 30 feet tall. The second lot at 1509-13 N Kedvale Avenue/4121-25 W Pierce Avenue will be zoned RT-4 to allow for the construction of a 3 story, 3 dwelling unit building with 3 parking spaces. The building will be 35 feet tall.

**NO. 19659-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5-23-18)**  
**DOCUMENT #02018-4018**

SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 1511 N Sedgwick St

**Applicant:** 1511 Sedgwick, LLC

**Owner:** 1511 Sedgwick, LLC

**Attorney:** Law Office of Mork J Kupiec

**Change Request:** C1-3 Neighborhood Commercial District to B2-5 Neighborhood Mixed Use District

**Purpose:** To build a new 4 story, 7 dwelling unit residential building; no parking - Transit  
Served Location; approximately 570 square feet of commercial space; height:  
50'-6"

**NO. 19839-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8040**

**Common Address:** 1200 W Lake Street

**Applicant:** PanIQ Room Chicago

**Owner:** 1200 Lake LLC

**Attorney:** Thomas Moore

**Change Request:** M2-3 Light Industry District to D5-3 Downtown Service District

**Purpose:** No changes are planned for this existing 3-story tiered former manufacturing building currently housing 9 commercial businesses. One of the existing businesses, PanIQ Room Chicago, using approximately 4,218 sq. ft., seeks a PPA license for an indoor recreation use to become code compliant. This building historically has no parking and seeks Transit Oriented Development (TOD) status based on its proximity to the CTA Morgan Elevated Train Station (approximately 1,307 ft.) with access to the Green and Pink lines.

**NO. 19647 (28<sup>th</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3797**

PASS AS REVISED

**Common Address:** 2600 W Ogden Ave; 1347-1425 S Fairfield; 2702-24 W 14<sup>th</sup> St; 1256-1368 S Talman Ave, 1257-1411 S Washtenaw Ave, 1348-1412 S Fairfield Ave, 1355-1365 S Talman Ave, 2604-2726 W Ogden Ave and 2703-2724 W 14<sup>th</sup> St

**Applicant:** The Habitat Company LLC

**Owner:** Mount Sinai Medical Center

**Attorney:** Scott Borstein

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-3 Community Shopping District and B3-3 Community Shopping District to a Residential Business Planned Development

**Purpose:** A new mixed use development with commercial, retail, hotel and residential uses, including affordable housing, within 2-5 story buildings with a capacity for approximately 384 residential units and 547 parking spaces and approximately 500,000-600,000 square feet of total development.

**NO. 19842 (28<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8043**

PASS AS AMENDED

**Common Address:** 3045 W Fifth Ave

**Applicant:** ADG Holdings LLC

**Owner:** ADG Holdings LLC

**Attorney:** Lawrence Lusk

**Change Request:** C1-2 Neighborhood Commercial District to RM5 Residential Multi Unit District

**Purpose:** Conversion of first floor commercial space to one (1) dwelling unit with four (4) dwelling units above for a total of five (5) residential units and no commercial units in a three (3) story building with three (3) parking spaces. Existing building height is thirty eight (38) feet.

**NO. 19829 (29<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8013**

**Common Address:** 6280 W North Ave

**Applicant:** NCH Golewood LLC

**Owner:** NCH Golewood LLC

**Attorney:** Clark Hill PLC- Lotosho Thomas

**Change Request:** RS2 Single-Unit (Detached House) District to 83-1 Community Shopping District

**Purpose:** The applicant is seeking a zoning amendment in order to locate three commercial business tenants on the first floor of the subject property. Other than interior alterations to the subject commercial space of 2,222.5 sq. ft. on the first floor, there are no proposed changes to or expansion of the existing non-conforming three story building. No on-site parking provided.

**NO. 19866 (31<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8231**

AMENDED TO TYPE 1

**Common Address:** 3053-65 N Knox Ave; 3101-59 N Knox Ave; 4601-21 W Belmont Ave

**Applicant:** Imperial Auto Sales

**Owner:** Kloirmont Family Associates LP "KFA"

**Attorney:** Paul Kolpok

**Change Request:** C1-1 Neighborhood Commercial District and M1-2 Limited Manufacturing District and C2-2 Motor Vehicle Related District

**Purpose:** To allow the current building to serve as an exhibit hall to display and store the antique car collection. In addition, approximately 4000 square feet will be dedicated as a medium venue to host events. The height of the existing building is 30 feet. There will be total of 130 parking spaces. No residential dwelling units.

**NO. 19831 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8018**

**Common Address:** 2209 W Belmont Ave

**Applicant:** Exbud LLC

**Owner:** Lonce and Voliso Wilks

**Attorney:** Paul Kolpok

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

**Purpose:** To construct a new 3 story building with 3 dwelling units. The height of the building will be 32 feet 11 inches. There will be 3 parking spaces garage. No commercial space.



**NO. 19838-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8031**

SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 2332-2334 N Elston Ave

**Applicant:** Erol Gladan

**Owner:** See application for owners

**Attorney:** Richard Toth, Mara Georges

**Change Request:** B2-2 Neighborhood Mixed Use District to B2-2 Neighborhood Mixed Use District

**Purpose:** Two multi-unit residential buildings, each with 3 dwelling units, 3 parking spaces, 44'-6" in height. (No commercial space.)

**NO. 19865-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8199**

**Common Address:** 2930 N Lakewood Ave

**Applicant:** Chicago Land Title Trust Company under Trust No. 8002378072

**Owner:** Chicago Land Title Trust Company under Trust No. 8002378072

**Attorney:** Tyler Manic

**Change Request:** RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** After rezoning, the property will contain a 2 story single family residence. The building will be 31 feet 2 inches tall. 2 parking spaces will be provided. There will be no commercial space on site

**NO. 19867 (34<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8007**

**Common Address:** 11629 S Green St

**Applicant:** Jesus Villafane

**Owner:** Jesus Villafane

**Attorney:**

**Change Request:** RS3 Single Unit (Detached House) District to M2-1 Light Industry District

**Purpose:** A one story 16 feet high, 7,831 sq.ft. garage and office building on a 50,666.25 sq.ft. lot for outdoor vehicle storage

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**NO. 19846 (37<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8047**

Common Address: 5233 W Potomac Ave

**Applicant:** Jeremy Mann & Andrew Follet

**Owner:** Jeremy Mann & Andrew Follet

**Attorney:** Tyler Monic

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** After rezoning, the building will have three dwelling units and will remain 2 stories. The building is 28 feet tall and 3 parking spaces will be provided. No commercial space is on site

**NO. 19858-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8078**

Common Address: 6309-23 N Pulaski Road

**Applicant:** Dr. John C Michael

**Owner:** Dr. John C Michael

**Attorney:** Ivan Tamac

**Change Request:** B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

**Purpose:** Demolition of existing commercial buildings and erection of 3 brick masonry buildings with 2 commercial spaces on the first floor consisting of a north commercial space of 1,117 square feet and a south commercial space of 1,114 square feet & 6 residential dwelling units above plus a 1 brick masonry building with 1 commercial space on the first floor with 1,168 square feet and 3 residential dwelling units above for a total of 7 commercial spaces with a total of 4,561 square feet and 21 residential dwelling units. 21 parking spaces at the rear of the three 6-dwelling unit buildings (including 3 handicapped parking spaces) and 3 parking spaces at the rear of the 3-dwelling unit building for a total of 24 parking spaces accessible from the alley. All 4 buildings have a maximum height of 57 feet- 5/12 inches.

**NO. 19850-T1 (41<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8053**

PASS AS AMENDED

Common Address: 7432 W Talcott Ave

**Applicant:** Delta Life Services LLC

**Owner:** Sisters of the Resurrection

**Attorney:** Law Offices of Samuel VP Bonks

**Change Request:** RS2 Single-Unit (Detached House) District to RM5 Residential Multi Unit District

**Purpose:** The Applicant is seeking a zoning change to permit the conversion of the existing religious convent building to a senior living facility. The building will offer seventy-two (72) dwelling units and onsite parking for forty-three (43) cars. The height of the existing building will remain 46 ft-9 in. The building will otherwise remain "as is," as no changes or physical expansion of the building is proposed.

**NO. 19817 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7736**

**PASS AS REVISED**

**Common Address:** 110 N Wacker Ave

**Applicant:** 110 N Wacker Titleholder LLC

**Owner:** 110 N Wacker Titleholder LLC

**Attorney:** John George/ Chris Leach, Akerman LLP

**Change Request:** Waterway Business Planned Development No. 1369 to Waterway Business Planned Development No. 1369, as amended

**Purpose:** To increase the building FAR square footage by 50,000 sf. to allow the construction of a 55 story 820 foot tall office building with retail on the ground floor and up to 87 on-site parking spaces.

**NO. 19852 (44<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8055**

**Common Address:** 3526 North Halsted St

**Applicant:** Michael Raffety

**Owner:** Michael Raffety

**Attorney:** Low Office of Mark J Kupiec

**Change Request:** C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

**Purpose:** To allow a 4<sup>th</sup> floor front addition to serve the top floor unit, within the existing mixed-use building with a commercial unit on the ground floor (approximately 900 square feet of commercial space) and 3 dwelling units on the upper floors; 3 parking spaces; 4 story, height: 45'-4"

**NO. 19811-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6988**

**PASS AS AMENDED**

**Common Address:** 901-915 W School St and 3264-3270 N Clark St

**Applicant:** 3264 Clark LLC

**Owner:** 3264 Clark LLC

**Attorney:** Low Offices of Samuel VP Bonks

**Change Request:** B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is proposing to develop the surface parking lot located at 913 W. School St. with a new five-story residential building containing twenty-two (22) residential units (18 typical dwelling units and 4 efficiency units). The proposed building will measure 57 feet-5 inches in height and be masonry in construction. The proposed building will be supported by twelve (12) onsite parking spaces and sixteen (16) bicycle parking spaces. The Applicant is also proposing to convert one (1) retail unit located below the second floor of the existing mixed-use building at 3264-70 N. Clark St./901 W. School St. to a residential unit (30 residential units being increased to 31 residential units). The existing mixed-use building at 3264-70 N. Clark St./901 W. School St. will otherwise remain without change with respect to total floor area and building height. The subject property is located within 506 feet of the Belmont Ave. CTA Station and is therefore eligible as a Transit Oriented Development.

**NO. 19826 (47<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O201B-7757**

**PASS AS REVISED AND AMENDED**

**Common Address:** 4325-4343 N Ravenswood Ave

**Applicant:** Nevermore Ventures LLC

**Owner:** Nevermore Ventures LLC

**Attorney:** Michael Ezgur

**Change Request:** M1-2 Limited Manufacturing District to C3-5 Commercial, Manufacturing and Employment District and C3-5 Commercial, Manufacturing and Employment District to a Business Planned Development

**Purpose:** The Applicant proposes to convert the two existing buildings 4325 and 4343 North Ravenswood Avenue to restaurant, venue and private club uses and to eliminate any required parking pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE –**

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
TBD	1	1214 N Damen Ave	Andrew Newman
TBD	1	1537 N Damen Ave	1537 N Damen LLC LLC
TBD	1	1418 N Milwaukee Ave	1418-20 N Milwaukee Enterprises LLC
Or2018-573	3	1200 S Indiana	S Loop Chicago Development
Or2018-574	3	1200 S Indiana	S Loop Chicago Development
Or2018-571	3	1200 S Indiana	S Loop Chicago Development
Or2018-572	3	1200 S Indiana	S Loop Chicago Development
Or2018-570	B	10355 S Woodlawn Ave	Pullman Community Center
Or2018-625	27	833 N Orleans St	Marween Foundation
Or2018-605	27	1422 N Kingsbury St	REI CO-OP
TBD	32	2100 N Elston Ave	Elston Development I LLC
TBD	32	2160 N Elston Ave	Elston Development I LLC
Or2018-602	40	6042 N Western Ave	BL Auto Group
Or2018-619	42	200 W Randolph St	Sunny Oh (Roti)
Or2018-604	44	1059 W Addison Ave	The Cubby Bear
Or2018-603	44	1059 W Addison Ave	The Cubby Bear
Or2018-620	47	4755 N Lincoln Ave	Vom Fass
Or2018-550	48	5206 N Broadway	Northshore University Healthsystem